



**City of Hayward
Development Review Process
Focus Group Meeting**

**Wednesday, August 1, 2012
Hayward City Hall, Room 2A
10:00 am – Noon**

Meeting Agenda

- I. Welcome and Introductions (5 minutes)
Richard Patenaude, Planning Manager
- II. Old Business/Questions from June 6 meeting (10 minutes)
Richard Patenaude, Planning Manager
- III. Review of the types of permits required by the Zoning Ordinance for commercial uses (30 minutes)
Richard Patenaude, Planning Manager
- IV. Overview of Zoning Ordinance regulations for Downtown (60 minutes)
Richard Patenaude, Planning Manager
- V. Next Meeting Date and Topic(s) (10 minutes)
October 3, 2012 – 10:00 am – Noon
Form-Based Codes
Brief update on CalGreen

Commercial Zoning Districts

Key P: Primary Uses S: Secondary Uses (requires Primary Use) A: Administrative Use Permit required C: Conditional Use Permit required	CN – Neighborhood Commercial	CN-R – Neighborhood Commercial-Residential	CG – General Commercial	CO – Commercial Office	CL – Limited Access Commercial	CB – Central Business	CR – Commercial Retail	CC-C – Central City – Commercial	CC-P – Central City – Plaza	CC-R – Central City – Residential
Accessory Bldgs/Uses	S	S	S	S	S	S	S	S	S	S
Accounting/Financial Offices (excl. check cashing)	P	P	P	P	P	P		P	A	A
Accounting/Financial Offices (above 1st floor)									P	
Ambulance Service	A		A	A		A		A		A
Ambulance Service (above 1 st floor)									A	
Animal Grooming Service	A	A	A							
Animal Hospital	A	A	A	A						
Antique Store	P	P	P			P		P	P	A
Appliance Store	P	P	P			P	P	P	P	A
Appliance Service/Repair Shop	A		P			A		P		
Appliance Service/ Repair Shop (ancillary)									P	
Architectural/Engineering Offices	P	P	P	P	P	P		P	A	A
Architectural/Engineering Offices (above 1st floor)									P	
Art/Art Supplies Store	P	P	P			P		P	P	A
Artist's Loft (above place of business)									P	P
Auctions			A			A		C		
Auctions (above 1st floor)									C	
Automobile Brokerage Office			A							
Automobile Dealership, New Vehicles (limited locations)			P							
Auto Parts Store	P		P			P		P	P	A
Auto Rental	A		C					C		
Auto Repair, Major			A			A		C		
Auto Repair, Minor	C		A			A		C		
Auto Sales			C					C		
Auto Service Station	C		A			A		C		
Auto Storage Facility			A					C		
Bakery	P	P	P			P	P			
Banks/Financial Institutions (excl. check cashing)	P	P	P	P	P	P	P	P		A
Banks (above 1st floor)									P	
Banquet Hall						A		C	C	
Banquet Hall (no alcohol)	P	P	P			P		A	A	
Banquet Hall (abuts residential)	C					C				
Banquet Hall (abuts residential/no alcohol)			A							

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Bar/Cocktail Lounge	C	C	C	C	C	C		C	C	
Barber/Beauty Shop	P	P	P	P	P	P	P	P	P	A
Bicycle Shop/Store	P	P	P			P	P	P	P	A
Boarding Home				A						P
Bookstore	P	P	P			P	P	P	P	A
Broadcasting Studio			P			P		P	P	
Camera Store	P	P	P			P		P	P	A
Card Club								C		
Card Shop	P	P	P			P		P	P	A
Carnival (see also “Temporary Use”)	A		A			A				
Carpet/Draperies/ Floor Covering Store	P	P	P			P	P	P	P	A
Car Rental Agency	A		C					C		
Car Wash	C		A			A		C		
Catering Facility	P		P			P	P	C	C	
Catering Facility (no alcohol)								A	A	
Catering Facility (abuts residential)			A			C				
Check Cashing Store	C	C	C	C		C		C		A
Check Cashing Store (1st floor only)									C	
Chiropractic/Acupuncture Offices	P	P	P	P	P	P		P	A	A
Chiropractic/Acupuncture Offices (above 1st floor)									P	
Christmas Tree/ Pumpkin Patch Lot	P	P	P	A	P	P		P		P
Clothing Store	P	P	P			P		P	P	A
Coffee/Esspresso Shop	P	P	P		P	P				
Commercial Amusement Facility			A			A		A	C	
Consignment Store	P		P					P	P	A
Convalescent Facility		A		A	A	A		A		A
Convalescent Facility (above 1st floor)									C	
Convenience Market	A		A			A		C	C	A
Copying/ Reproduction Facility	P	P	P	P	P	P	P	P	P	A
Cultural Facilities	A	A	A			A		A	C	A
Dance/Night Club	C	C	C			C		C	C	
Dance Studio	P	P	P	P		P		P		A
Dance Studio (above 1st floor)									A	
Day Care Center (more than 15 clients)	A	P	A	A		P		A		A
Day Care Center (more than 15 clients, above 1 st floor)									A	
Day Care Home (14 or fewer clients)	P		P	P	P	P		P		P
Delicatessen (see also “Restaurant”)	P	P	P		P	P	P			

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Dormitory				C						
Drive-In Establishments	C		A		C	C		C		
Drug Store Prescription Pharmacy							P			
Dry Cleaner/ Laundry	P	P	P	P	P	P	P	P	P	A
Dwellings, Multi-Family (ground-level units)		A		P		C		C		P
Dwellings, Residential (above commercial uses)	P	P	P		P	P		P	P	
Dwelling, Single-Family				A						
Dwelling, Single-Family, Second				A						
Dwelling Unit, Second, Attached				A						P
Educational Facility (greater than 2,000 sq.ft.)	A	A	A	C		A		A	C	A
Educational Facility (less than 2,000 sq.ft.)	P	P	P	A				P		
Equipment Rental			P							
Fabric Store	P	P	P			P		P	P	A
Farmers' Market								A	A	A
Flea Market			A							
Floral Shop	P	P	P			P	P	P	P	A
Fraternity/Sorority				C						
Furniture Store	P	P	P			P		P	P	A
Garage Sales	S	S	S	S	S	S		S	S	S
Garden Supplies Store	P	P				P		P	P	A
Gift Shop	P	P	P			P	P	P	P	A
Grocer (see also "Supermarket")								P		
Group Home (less than 6 residents)			P							P
Group Home (more than 7 residents)				C						C
Hardware Store	P	P	P			P	P	P	P	A
Health Club (see also "Physical Fitness Studio")	A		P					P		A
Health Club (above 1st floor)									A	
Hobby Shop							P			
Homeless Shelter			C							
Home Occupation	S	S	S	S	S	S		S	S	S
Home Occupation, Expanded		A		A		A		A	A	A
Hospital					A	A		A		A
Hospital (above 1st floor)									C	
Hotel/Motel			P		P	A		C		
Hotel/Motel (above 1st floor)									C	

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Hotel/Motel (abuts residential)			A			C				
Household Pets	S	S	S	S	S	S		S	S	S
Ice Cream Shop (see also “Restaurant”)							P			
Indoor Storage								S	S	S
Insurance/Real Estate Offices	P	P	P	P	P	P	P	P	A	A
Insurance/Real Estate Offices (above 1st floor)									P	
Janitorial Services/Supply Establishments (retail)							P			
Jewelry Store	P	P	P			P	P	P	P	A
Kennel			A		A					
Law Offices	P	P	P	P	P	P		P	A	A
Law Offices (above 1st floor)									P	
Liquor Store	C	C	C			C		C	C	
Locksmith Shop	P	P	P			P	P	P	P	A
Mailing/Facsimile Service	P	P	P	P	P	P	P	P	P	A
Martial Arts Studio	P	P	P	P	P	P		P		A
Martial Arts Studio (above 1st floor)									A	
Massage (ancillary)	A	A			A			A		A
Massage Parlor	C	C	C	C	C	C		C		
Massage Parlor (above 1st floor)									C	
Medical/Dental Laboratory	A	A	A	A						
Medical/Dental Offices	P	P	P	P	P	P	C	P	A	A
Medical/Dental Offices (above 1st floor)									P	
Mortuary			A					A		
Multi-Family Dwellings (ground-level units)		A		P		C		C		P
Music Store	P	P	P			P	P	P	P	A
Music Studio	P	P	P	P	P	P	P	P		A
Music Studio (above 1st floor)									A	
Nail Salon	P	P	P	P	P	P		P	P	A
Newsstands							P			
Nursery (plants)	P	P	P			P				
Offices (2nd Floor) (see also Specific Type)	P	P	P	P	P	P	C	P	A	A
Office Supply/ Furniture/Business Machine Stores							P			
Optical/Optomety Shop							P			
Outdoor Gathering (see also “Temporary Use”)	A		A			A				

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Paint/Glass/Wallpaper Store	P	P	P			P	P	P	P	A
Palm Reading Service	P	P	P	P	P	P		P		A
Parking Lot/ Structure	A	A	A	A	A	A		A		A
Parking Lot/ Structure (above 1st floor)									C	
Parks (see also “Public Agency Facilities”)									P	
Passenger Terminal (see also “Public Agency Facilities”)			A			A		A		
Pawn Shop								C		
Payday Loan Facilities	C	C	C	C		C				
Pet Grooming Shop	P	P	P			P		P	P	A
Pet Store	P	P	P			P		P	P	A
Pharmaceutical Sales (accessory to medical office/less than 3,000 sq.ft.)				A						
Pharmaceutical Sales (accessory to medical office/greater than 3,000 sq.ft.)				C						
Photographic Supply Shop							P			
Photography Studio	P	P	P	P		P		P	P	A
Physical Fitness Studio	P	P	P	P	P	P	P	P		A
Physical Fitness Studio (above 1st floor)									A	
Picture Framing Shops							P			
Plumbing/Heating Store	P	P	P			P		P	P	A
Post Offices (see also “Public Agency Facilities”)							P			
Public Agency Facilities	P	P	P	P	P	P	P	P	P	P
Recreational Facility	A	A	A			A		A	C	A
Recycling Collection Area	A		A	A	A	A		A	A	A
Religious Facility	A	A	A	A		A		A		A
Religious Facility (above 1 st floor)									C	
Residential Dwellings (above commercial uses)	P	P	P		P	P		P	P	
Restaurant	P	A	P	A	P	P	P	P	P	A
Restaurant (abuts residential)	A	A	A		A	A				
Reverse Vending Machines (w/in convenience zone)	P	P	P	P	P	P	P	P	P	P
Second Dwelling Unit, Attached				A						P
Shoe Repair Shop	P	P	P	P	P	P	P	P	P	A
Sign Shop			A				P			
Single-Family Dwelling				A						
Single-Family Dwelling, Second				A						

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Sporting Goods Store	P	P	P			P	P	P	P	A
Stationery Store	P	P	P			P	P	P	P	A
Suntan Parlor	A		A	C	A	A		A		A
Suntan Parlor (above 1st floor)									A	
Supermarket	P	P	P			P	P	P	P	A
Tailor/Seamstress Shop	P	P	P	P	P	P	P	P	P	A
Tattoo Parlor	C	C	C					C		
Tattoo Parlor (above 1st floor)									C	
Taxi Company								A		A
Temporary Use	A	A	A	A	A	A		A	A	A
Theater (Large Motion Picture)	C	C	C			C		C	P	
Theater (Large Motion Picture, limited locations)								P		
Theater (Small Motion Picture/Live Performance)	P	P	P			P		P	P	
Thrift Store	P	P	P							
Toy Store	P	P	P			P		P	P	A
Travel/Airline Agency Offices	P	P	P	P	P	P	P	P	A	A
Travel/Airline Agency Offices (above 1st floor)									P	
Upholstery Shop (furniture)			P					A	A	
Variety Store	P	P	P			P		P	P	A
Video Sales/Rental Store	P	P	P			P	P	P	P	A
Warehouse (ancillary)			C							
Watch/Clock Repair Shop							P			
Wholesale Establishment			C							
Wind Energy Conversion System			A	A						

Downtown Commercial Zoning Districts

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Accessory Bldgs/Uses	S	S	S
Accounting/Financial Offices (1,000 sf-; excl. check cashing)	P	A	A
Accounting/Financial Offices (1,000 sf+; excl. check cashing)	P	A	A
Accounting/Financial Offices (above 1 st floor, excl. check cashing)		P	
Ambulance Service	A		P/A
Ambulance Service, above 1 st floor		A	
Antique Store	P	P	A
Appliance Store	P	P	A
Appliance Service/Repair Shop	P		
Appliance Service/ Repair Shop (ancillary)		P	
Architectural/Engineering Offices (1,000 sf-)	P	A	A
Architectural/Engineering Offices (1,000 sf+)	P	A	A
Architectural/Engineering Offices (above 1 st floor)		P	
Art/Art Supplies Store	P	P	A
Artist's Loft (above place of business)		P	P
Auction	C		
Auctions (above 1 st floor)		C	
Auto Parts Store	P	P	A
Auto Repair, Major	C		
Auto Repair, Minor	C		
Auto Sales/Rental	C		
Auto Service Station	C		
Auto Storage Facility	C		
Banks (above 1 st floor, excl. check cashing stores)		P	
Banks/Financial Institutions	P		A
Banquet Hall	C	C	
Banquet Hall (no alcohol)	A	A	
Bar/Cocktail Lounge	C	C	
Barber/Beauty Shop	P	P	A
Bicycle Shop/Store	P	P	A
Boarding Home			P/A
Bookstore	P	P	A
Broadcasting Studio	P	P	

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Camera Store	P	P	A
Card Club	C		
Card Shop	P	P	A
Carpet/Drapery/ Floor Covering Store	P	P	A
Car Wash	C		
Catering Facility		C	
Catering Facility (no alcohol)	A	A	
Catering Facility (with alcohol)	C		
Check Cashing Store	C		A
Check Cashing Store (1 st floor only)		C	
Chiropractic/Acupuncture Offices (1,000 sf-)	P	A	A
Chiropractic/Acupuncture Offices (1,000 sf-)	P	A	A
Chiropractic/Acupuncture Offices (above 1 st floor)		P	
Christmas Tree/ Pumpkin Patch Lot	P		P
Clothing Store	P	P	A
Commercial Amusement Facility	A	C	
Consignment Store	P	P	A
Convalescent Home/Hospital	A		A
Convalescent Home (above 1 st floor)		C	
Convenience Market	C	C	A
Copying/ Reproduction Facility	P	P	A
Cultural Facilities	A	C	A
Dance/Night Club	C	C	
Dance Studio	P		A
Dance Studio, non-1 st -floor		A	
Day Care Center (15+)	A		A
Day Care Center (15+), above 1 st floor		A	
Day Care Home (14-)	P		P
Drive-In Establishments	C		
Dry Cleaner/ Laundry	P	P	A
Dwellings, Residential (above commercial uses)	P	P	
Dwelling Unit, Second, Attached			P
Educational Facility	A	C	A

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Educational Facility, Small	P		
Fabric Store	P	P	A
Farmers' Market	A	A	A
Floral Shop	P	P	A
Furniture Store	P	P	A
Garage Sales	S	S	S
Garden Supplies Store	P	P	A
Gift Shop	P	P	A
Grocer	P		
Group Home (6-)			P
Group Home, Large (7+)			C
Hardware Store	P	P	A
Health Club	P		A
Health Club, non-1 st -floor		A	
Home Occupation	S	S	S
Home Occupation, Expanded	A	A	A
Hospital	A		A
Hospital (above 1 st floor)		C	
Hotel/Motel	C		
Hotel/Motel (above 1 st floor)		C	
Household Pets	S	S	S
Indoor Storage	S	S	S
Insurance/Real Estate Offices (1,000 sf-)	P	A	A
Insurance/Real Estate Offices (1,000 sf+)	P	A	A
Insurance/Real Estate Offices (above 1 st floor)		P	
Jewelry Store	P	P	A
Law Offices (1,000 sf-)	P	A	A
Law Offices (1,000 sf+)	P	A	A
Law Offices (above 1 st floor)		P	
Liquor Store	C	C	
Locksmith Shop	P	P	A
Mailing/Facsimile Service	P	P	A
Martial Arts Studio	P		A

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Martial Arts Studio, non-1 st -floor		A	
Massage (ancillary)	A		A
Massage Parlor	C		
Massage Parlor (above 1 st floor)		C	
Medical/Dental Offices (1,000 sf-)	P	A	A
Medical/Dental Offices (1,000 sf+)	P	A	A
Medical/Dental Offices (above 1 st floor)		P	
Mortuary	A		
Multi-Family Dwellings (ground-level units)	C		P
Music Store	P	P	A
Music Studio	P		A
Music Studio, non-1 st -floor		A	
Nail Salon	P	P	A
Outdoor Gathering			
Paint/Glass/	P	P	A
Wallpaper Store			
Palm Reading Service	P		A
Parking Lot/ Structure	A		A
Parking Lot/ Structure (above 1 st floor)		C	
Parks		P	
Passenger Terminal	A		
Pawn Shop	C		
Pet Grooming Shop	P	P	A
Pet Store	P	P	A
Photography Studio	P	P	A
Physical Fitness Studio	P		A
Physical Fitness Studio, non-1 st -floor		A	
Plumbing/Heating Store	P	P	A
Public Agency Facilities	P	P	P
Recreational Facility	A	C	A
Recycling Collection Area	A	A	A
Religious Facility	A		A
Religious Facility (above 1 st floor)		C	

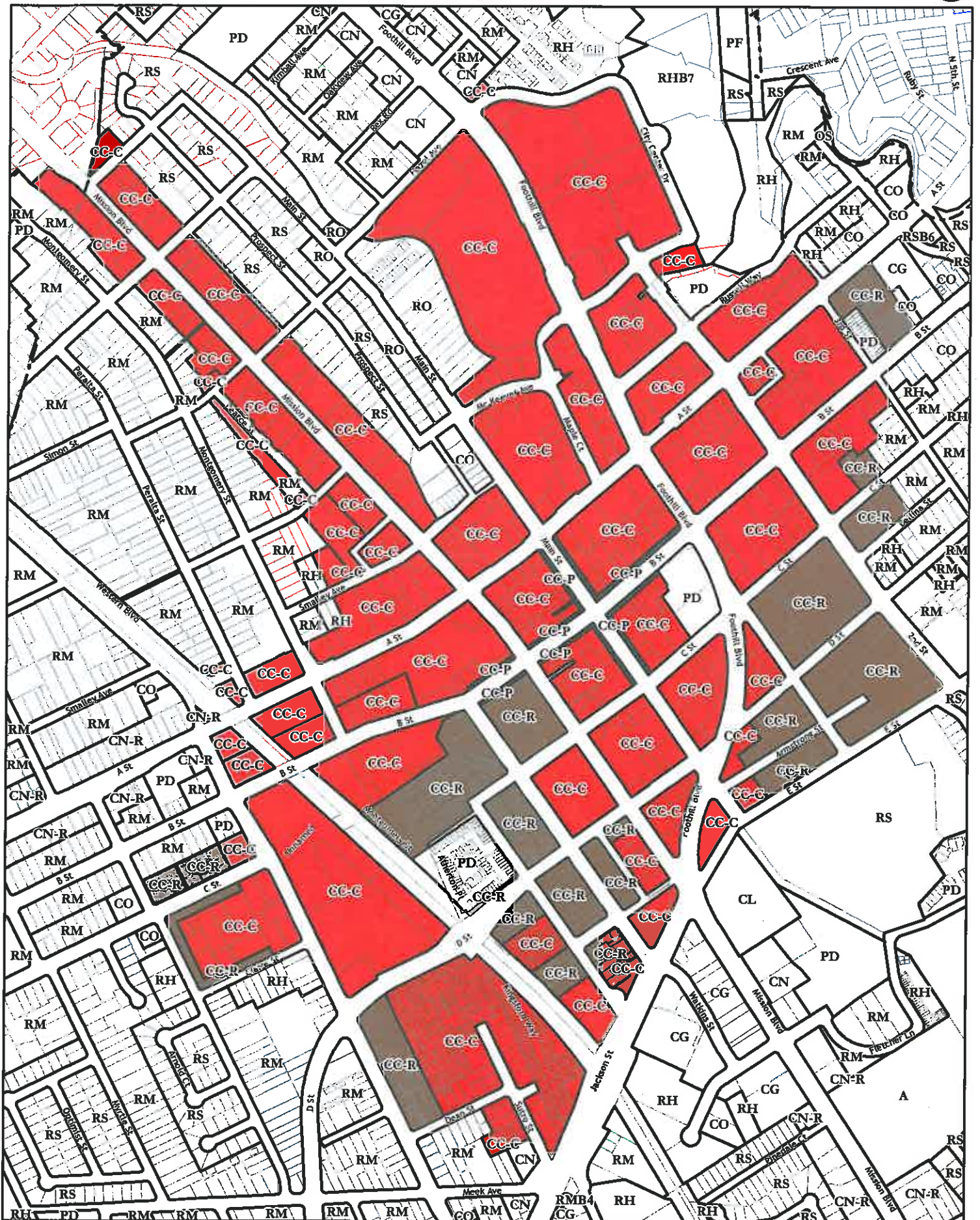
Downtown Commercial Zoning Districts

Key	CC-C – Central City – Commercial	CC-P – Central City – Plaza	CC-R – Central City – Residential
P: Primary Uses			
S: Secondary Uses (requires Primary Use)			
A: Administrative Use Permit required			
C: Conditional Use Permit required			
Residential Dwellings, above commercial uses	P	P	
Restaurant	P	P	A
Reverse Vending Machines (w/in convenience zone)	P	P	P
Second Dwelling Unit, Attached			P
Shoe Repair Shop	P	P	A
Sporting Goods Store	P	P	A
Stationery Store	P	P	A
Suntan Parlor	A		A
Suntan Parlor, non-1st floor		A	
Supermarket	P	P	A
Tailor/Seamstress Shop	P	P	A
Tattoo Parlor	C		
Tattoo Parlor (above 1st floor)		C	
Taxi Company	A		A
Temporary Use	A	A	A
Theater (Large Motion Picture)	C	P	
Theater (Large Motion Picture, limited locations)	P		
Theater (Small Motion Picture/Live Performance)	P	P	
Toy Store	P	P	A
Travel/Airline Agency Offices (1,000 sf-)	P	A	A
Travel/Airline Agency Offices (1,000 sf+)	P	A	A
Travel/Airline Agency Offices (above 1st floor)		P	
Upholstery Shop (furniture)	A	A	
Variety Store	P	P	A
Video Sales/Rental Store	P	P	A



City of Hayward Zoning, Downtown

0 400 800 Feet



July, 2012

CITY OF HAYWARD DEVELOPMENT REVIEW FOCUS GROUP

POSSIBLE MEETING TOPICS FOR 2012

Lead Members for Presentation/Discussion	Date	Topic
Gloria Ortega and consultant Louise Dawson	February 1	Review of Draft Restaurant "Road Map" Guide
Sean Brooks and David Doyle, Richard Holden, & Adan Martinez	April 4	Industrial Sector Discussion/Min- Conference with Brokers et al: case studies, marketing Hayward, promoting growth in industrial areas, particularly related to food manufacturing and bioscience sectors (would like to have several Industrial sector brokers and developers attend)
David Rizk, Glen Martinez, and Richard Patenaude	June 6	Review of revised website and handouts for Development Services Department
Richard Patenaude	August 1	Review of the types of permits required by the Zoning Ordinance for commercial uses Overview of Zoning Ordinance regulations for Downtown
David Rizk & Planning Staff, Glen Martinez	October 3	Form-Based Codes Brief update on CalGreen
	December 5	